

OWN YOUR OFFICE INSTEAD OF LEASING
±1,016 SF Office Condominium in Kearny Mesa
Seller Financing & Lease-to-Own Opportunities Available



4540 Kearny Villa Road, Suite 215, San Diego

\$425,000

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LANDMARK CENTRE

Landmark Centre consists of two professional office buildings located at 4540 and 4550 Kearny Villa Road. Together, the buildings encompass approximately 64,000 square feet and are situated on an 88,427 square-foot site in the highly sought-after Kearny Mesa business district.

PROPERTY FEATURES



Well-maintained professional office space



Four (4) private offices, efficient layout



New HVAC system



Ample surface parking for employees & visitors



Move-in ready condition



Convenient access to major freeways



Desirable Kearny Mesa office market



Ideal for owner-users & professional users



SUITE 215 OVERVIEW



ADDRESS

4540 Kearny Villa Road, **Suite 215**
San Diego, CA 92123



PROPERTY TYPE

Office / Medical Office



PROPERTY SF

± 1,016 SF



ASKING PRICE

\$425,000 Owner User

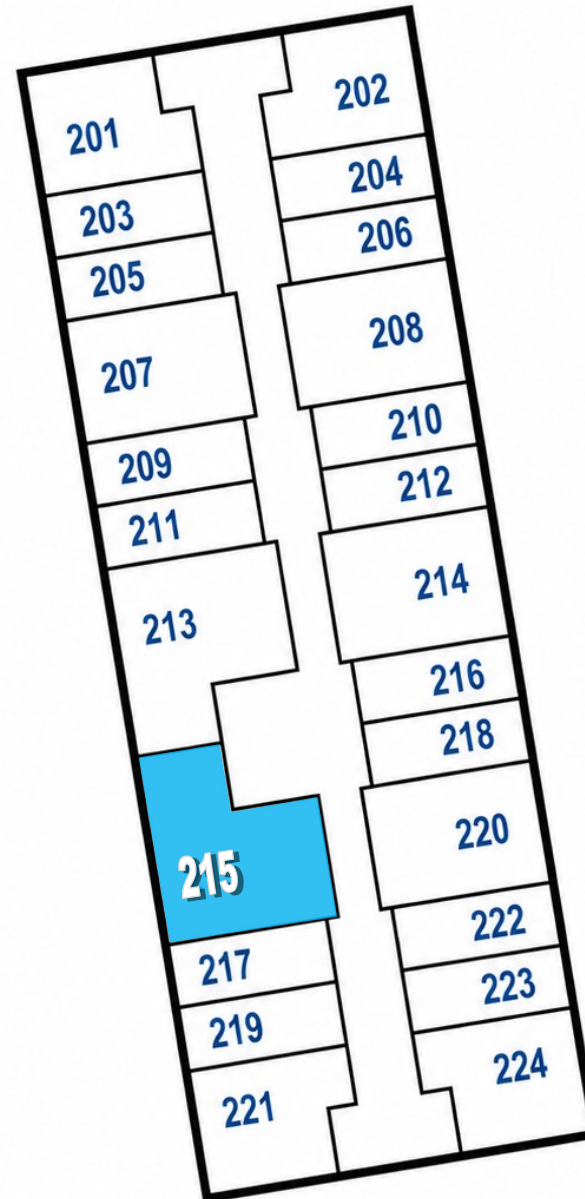
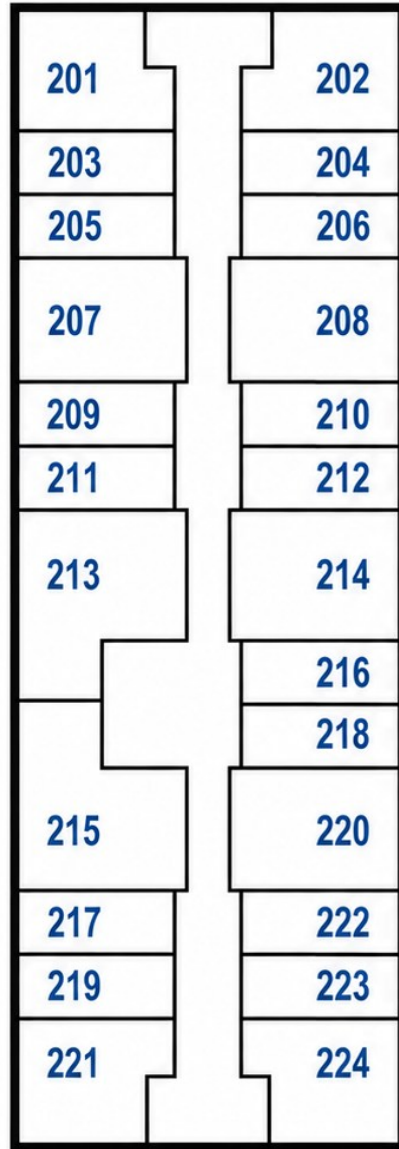
IDEAL USES

- ✓ CPA or accounting firm
- ✓ Attorney
- ✓ Insurance agency
- ✓ Real estate office
- ✓ Financial planner
- ✓ Medical-related administrative office
- ✓ Consulting firm
- ✓ Engineering or architecture firm
- ✓ Technology or software company
- ✓ General professional office



SITE PLAN

4550



4540



Site Plan Not Fit to Scale;
for Reference Purposes Only.

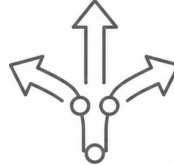
PURCHASE HIGHLIGHTS



Seller financing available
for qualified buyers



Lease-to-own
structure considered



Flexible acquisition
options to accommodate
a variety of buyers



Excellent opportunity to
build equity rather
than lease



Potentially lower upfront
capital requirements
through creative
financing



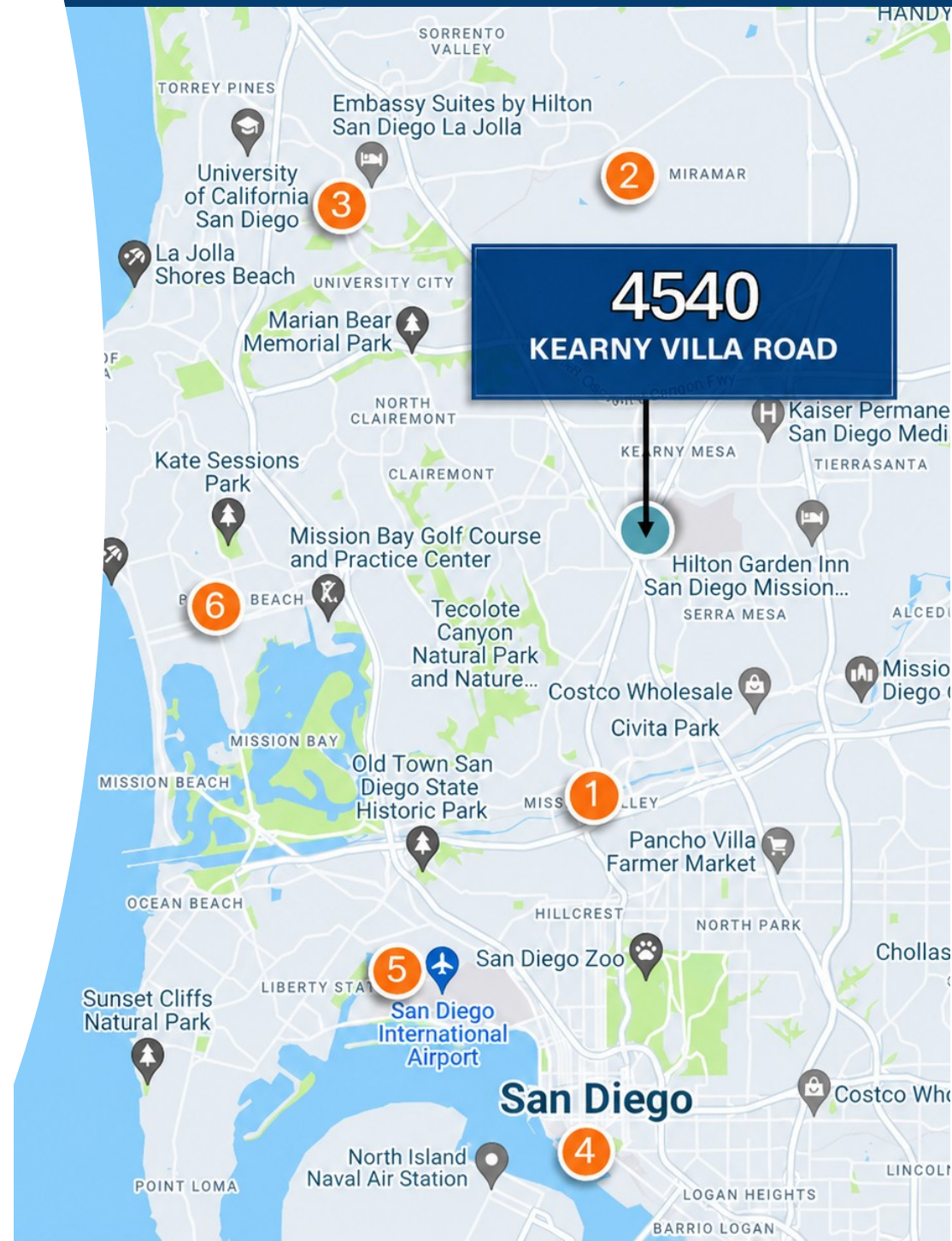
DEMOGRAPHICS

	3 MILE	5 MILE
Population	109,489	308,476
Households	40,466	128,425
Consumer Spending	\$1.5B	\$4.6B
Avg. Household Income	\$113,290	\$112,031
Median Home Value	\$673,434	\$693,258
Employees	126,394	273,548
Businesses	12,151	29,098

DRIVE TIMES

6 MIN MISSION VALLEY	14 MIN MIRAMAR	10 MIN LA JOLLA UTC
14 MIN DOWNTOWN	24 MIN SAN DIEGO INTL	16 MIN PACIFIC BEACH

IMMEDIATE ACCESS TO THE I-805 AND HWY 163 WITH 212,425 VPD



AMENITIES MAP

Walmart
Food4Less

ZionMarket

SONIC
America's Drive-In.

the Y

INTERSTATE
805

CARmax

IN-N-OUT
BURGER

4540
KEARNY VILLA ROAD

MART

TARGET
COSTCO
WHOLESALE

STARBUCKS
COFFEE

CALIFORNIA
163

MONTGOMERY-GIBBS
EXECUTIVE AIRPORT

INTERSTATE
805

CVS
Health

CALIFORNIA
52

CALIFORNIA
163

INTERSTATE
15

STARBUCKS
COFFEE
VONS
Walmart

INTERSTATE
15

Contact Information

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